

ADDENDUM 3

ADDENDUM DATE: October 17th, 2024

PROJECT: Orange County Architectural Renovations
Orange County, NC

OWNER: Orange County Asset Management
306 Revere Rd. Suite A102.
Hillsborough, NC 27278

ARCHITECT: Smith Sinnett Architecture, P.A.
4600 Lake Boone Trail, Suite 205
Raleigh, North Carolina 27607

BIDS DUE: **October 22nd, 2024 at 3:00 p.m.**
Orange County Finance, Administrative Services,
131 W. Margaret Lane Suite 300, Conference Room 302
Hillsborough, North Carolina 27278



Please note, Project Addenda and Bidders List are available at www.smithsinnett.com under the 'Documents' Tab on the navigation bar.

This Addendum shall be included in the contract for the above-referenced project. All General, Supplementary and Special Conditions, etc., as originally specified or as modified below shall apply to these items.

General:

1. The period for questions and product substitutions has ended.
2. A second tour of the elevators was held 10/15. Attendance was optional.
3. Whitted Building Windows: Tree branches will be trimmed away from the building in December.
4. Clarification: All necessary fire alarm work is included in the contract scope of work for the elevator modifications.
5. Elevator modernizations –
 - a. As previously stated but to reiterate: 142400 Hydraulic Elevators is for basic design/construction standards and quality requirements. The Otis report is what should be matched for scope/quantities to be completed specific to each elevator(as well as any revisions by addendum).
 - b. Gateway Center Elevator: As described in the Pre-bid meeting minutes, - the tax office cannot have the elevator down from December 10, 2024 to January 10, 2024, this is their busiest time and they must have the elevator during these dates.
 - c. For Whitted and Courthouse: car doors/hoistway doors are to be replaced with new stainless steel doors.
 - d. For all locations –
 - i. Hoistway entrances are to remain, as described in the Otis reports.

- ii. Surface mounted hall stations are acceptable however, all wiring shall remain in-wall.
- iii. Provide new packings
- iv. New oil
- v. New Victaulic fittings, clamps and rubber seals (where applicable)
- vi. New shut off valves (pit and machine rooms)

Drawings:

1. Cedar Grove Community Center:
 - a. **Clarification:** Reference A0-01 for photos of furniture and casework.
2. Whitted Windows:
 - a. **Clarification:** Base Bid and Alternate windows are designated by labeled dimension strings to the sides of the elevation drawings.
 - b. **Add:** Existing floor plans have been provided as a supplementary document to show where interior partitions intersect windows. Note that attached revised 012200 stipulates how Up/A-2A is to be used.
 - c. **Clarification:** It should be assumed that lay-in ceilings and blinds will need to be temporarily removed and reinstalled as windows are replaced.
 - d. **Revised:** A6-12 – Details Revised to show existing interior frame more accurately with trim and wood nailer blocking to remain. Interior snap trim and exterior panning at full perimeter as shown. Provide necessary connector panning for multi-window assemblies. Cornice details and notes have been revised. Sandblasting is no longer required for prepping cornice for paint.
3. Peidmont Food Processing:
 - a. **Revised:** A1-01 - Delete last sentence of the Demolition Keynote 1 description regarding the toothing of CMU.
4. Animal Services Flooring:
 - a. Integrated Epoxy Wall Base height is 4"

Specifications:

1. **Revised:** 01 22 00 Unit Prices – Unit price Up/A-2C has been added for replacement of damaged wood blocking at window openings. Up/A-2A and Up/A-2B descriptions are shown as revised in Addendum 1. Note additional detail in these descriptions.
2. **Revised:** 01 21 00 Allowances - Unit price Up/A-2C has been added. Allowances A-4A, A-5A, A-6A have been added to capture the allowances for elevator cab interior finishes as described in the Otis proposals.
3. **Revised:** 00 42 00 Proposal Form - Unit price Up/A-2C has been added. Lump sum allowances A-4A, A-5A, A-6A have been added to capture the allowances for elevator cab interior finishes as described in the Otis proposals. Animal Services Alternate 6 added (see below).
4. **Revised:** 01 50 00 Temporary Facilities - 3.2 – F: Use of building power during renovation work is permitted.

5. **Clarification:** 072619 Topical Moisture Vapor Mitigation System – This specification is to be used for general flooring(09 65 00). See 096566 for moisture mitigation slip sheet requirements beneath Athletic flooring.
6. **Revised:** 09 65 00 – Resilient Flooring and Accessories – Revisions to Article 2.2 LVT specifications and additional information for accessories. Changes highlighted in red.
7. **Revised:** 09 65 13 – OMIT section
8. **Revised:** 09 65 19 – OMIT section
9. **Revised:** 01 23 00 Alternates – Animal Services Alternate 6 has been added for Owner Preferred Manufacturer – Dur-a-flex, Inc.
10. **Revised:** 09 65 66 Resilient Athletic Flooring – 2.1: Add Daynamic Sports Construction, Inc as an approved equal manufacturer.
11. **Clarification:** 09 67 23 – Note moisture testing requirements for epoxy floor substrate in Article 3.2. Flooring system components shall be designed to 99% relative humidity.

End of Addendum 3

Attached:

Drawings:

A6-12

Supplemental Drawings Exhibit: Whitted Floor Plans and Assorted As-Builts (Website/Documents Tab)

Specifications:

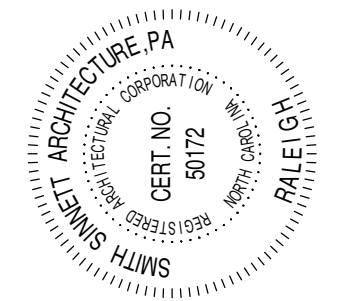
01 22 00 Unit Prices

01 21 00 Allowances

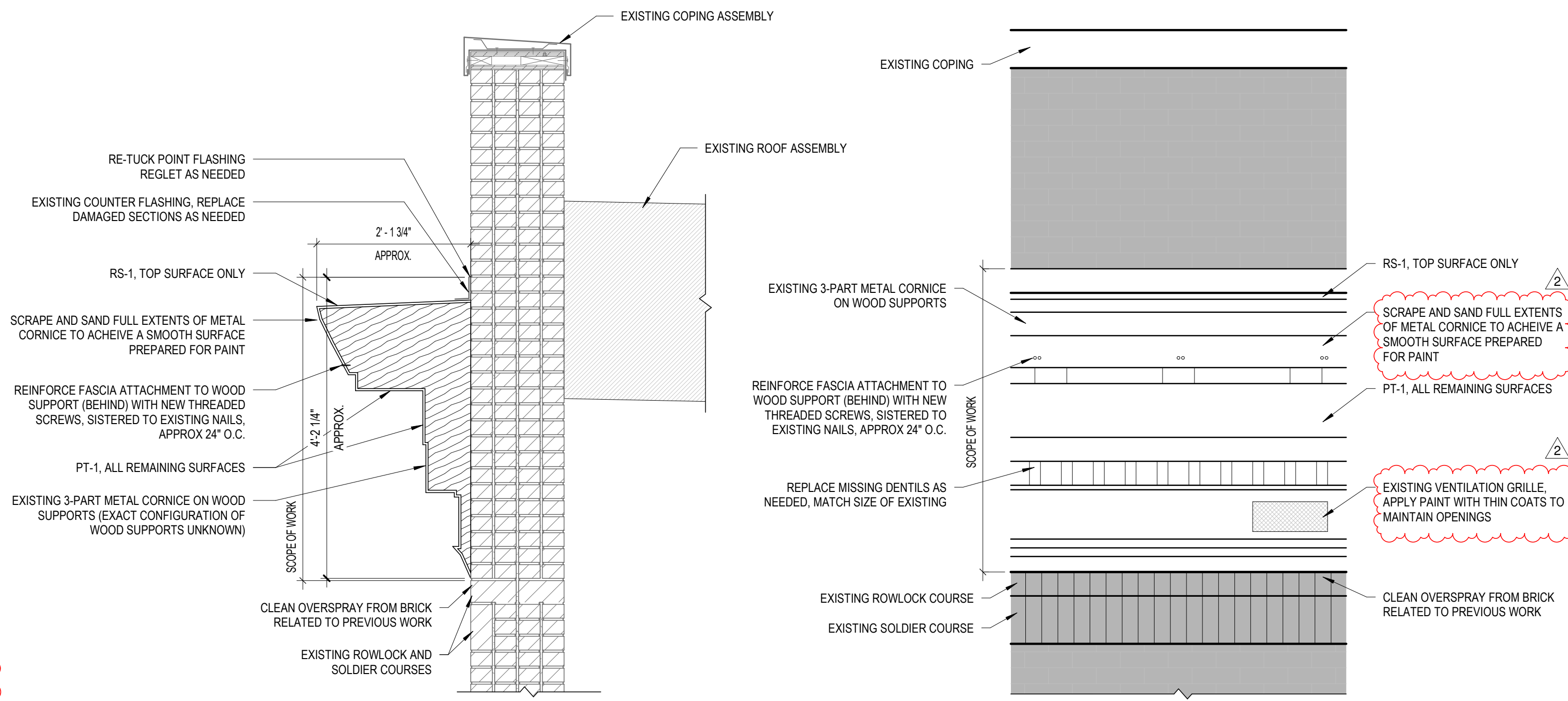
01 23 00 Alternates

00 42 00 Proposal Form

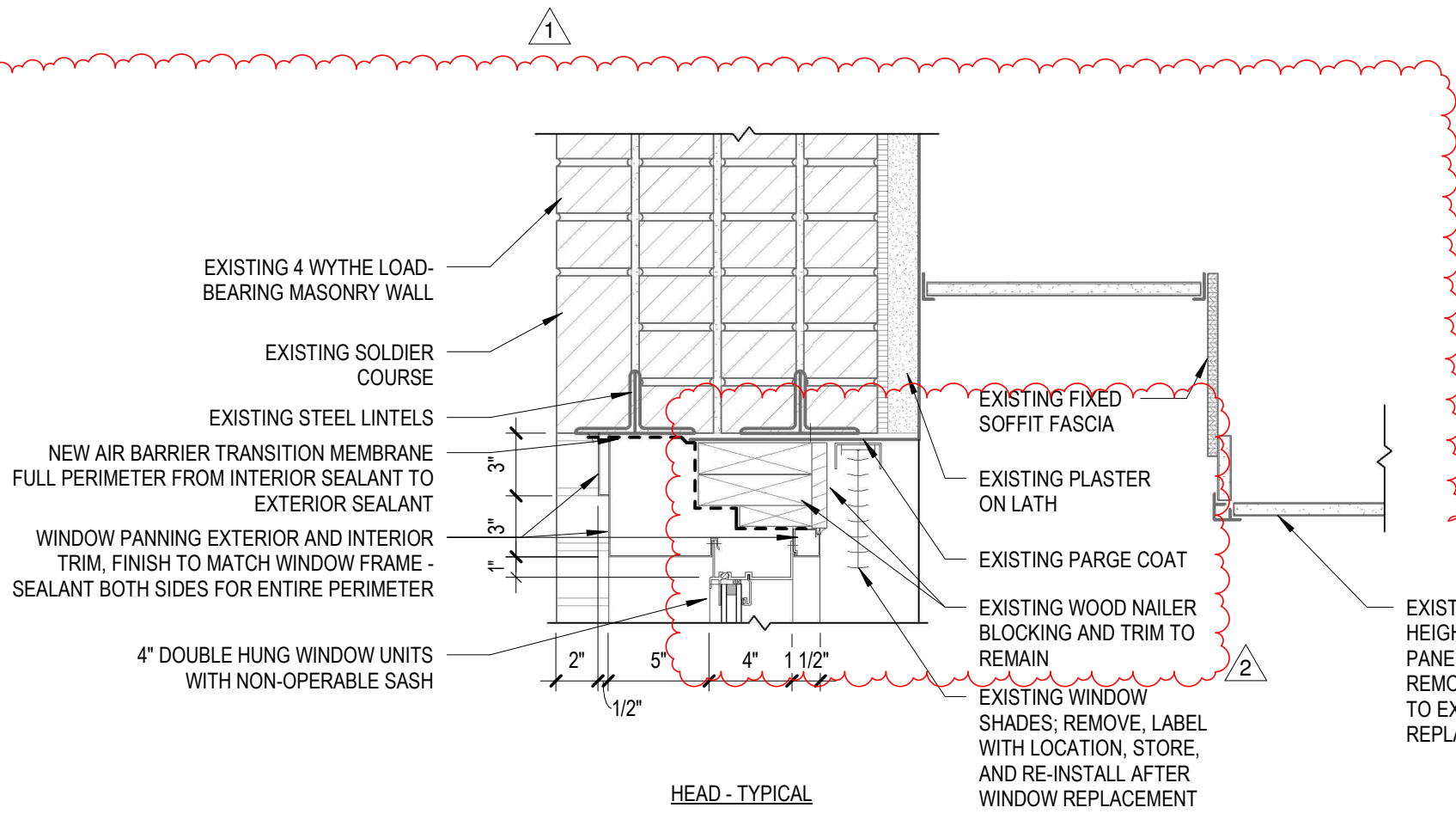
09 65 00 Resilient Flooring and Accessories



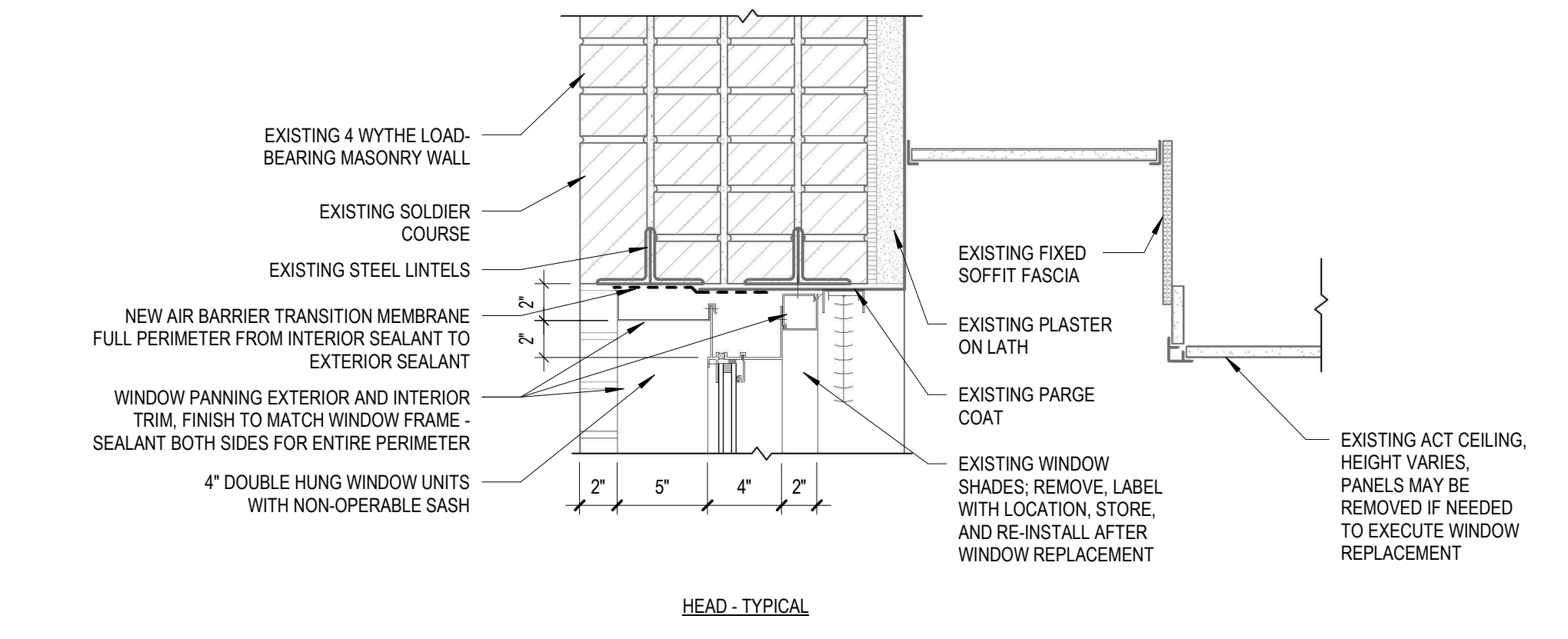
- GENERAL CONDITIONS NOTES:**
- EXISTING CONDITIONS DEPICTED HEREIN ARE BASED ON FIELD OBSERVATIONS, FIELD MEASUREMENTS, AND LIMITED EXISTING DRAWINGS. REFER TO "ADDENDUM 1 - EXISTING DRAWINGS" FOR MORE INFORMATION.
 - GC SHALL MAKE REASONABLE EFFORTS TO MINIMIZE DAMAGE TO EXISTING CONDITIONS, AND SHALL PATCH AND REPAIR ANYTHING DAMAGED DURING DEMOLITION AND CONSTRUCTION.
 - GC SHALL ALERT THE OWNER TO EXISTING CONDITIONS WHICH MAY HINDER WORK, I.E. TREES AT BUILDING PERIMETER, BEFORE PROCEEDING WITH WORK.
 - THE BUILDING WILL BE OCCUPIED AS WORK IS COMPLETED. GC IS RESPONSIBLE FOR SCHEDULING WORK WITH THE OWNER TO MINIMIZE DISTURBANCE AND OBSERVE SAFETY PRECAUTIONS. THE GC IS RESPONSIBLE FOR PROVIDING ITS OWN POWER AND FACILITIES. REFER TO PROJECT SPECIFICATIONS.
 - REMOVE EXISTING WINDOW, GLAZING, BLINDS, FRAME, AND ITS ASSOCIATED PARTS IN ITS ENTIRETY. BLINDS ARE TO BE CAREFULLY REMOVED, LABELED, STORED, AND REINSTALLED FOLLOWING WINDOW REPLACEMENT. OPENING SHALL BE SECURED WITH EITHER A WEATHER-PROOF TEMPORARY PARTITION OR THE PERMANENT FRAME AND GLAZING. PREPARE EXISTING WALL TO RECEIVE A NEW FRAME AND PREPARE SURROUNDING AREA TO RECEIVE NEW FINISH SPECIFIED OR MATCH EXISTING IF NO FINISH IS SPECIFIED.
 - OCCUPANT FURNITURE IMPEDING INTERIOR ACCESS TO WINDOWS SHALL BE MOVED OUT OF THE WAY BY GC, TARPED FOR DUST PROTECTION, AND REPLACED AFTER WORK IS COMPLETE.
 - THERE ARE NO NEW OPENINGS IN THE SCOPE OF WORK. ALL WINDOWS INCLUDED IN THE WORK ARE REPLACING EXISTING. SEE DETAILS FOR PREPARING EXISTING WINDOW OPENINGS TO RECEIVE NEW WINDOWS.
- CORNICE NOTES:**
- REFER TO ELEVATIONS FOR EXTENTS AND DETAILS FOR RESTORATION INFORMATION.
 - ALL NEW CORNICE MATERIALS SHALL BE ATTACHED WITH POP RIVETS, THREADED SCREWS, OR OTHER MECHANICAL FASTENERS. WELDING AND OTHER HEAT-BASED ATTACHMENT METHODS SHALL NOT BE ALLOWED DUE TO FIRE HAZARD.
 - PREP AND REPAIRING SHALL BE DONE IN SMALL SECTIONS. RAW METAL SURFACES SHALL NOT BE EXPOSED TO MOISTURE FOR MORE THAN 48 HOURS.
 - VISUAL INSPECTIONS INDICATE THAT THE UNDERLYING METAL CORNICE IS IN SOUND CONDITION AND FREE FROM RUST. G.C. SHALL NOTIFY ARCHITECT IMMEDIATELY IF STRIPPING AND SANDING REVEALS ANY AREAS THAT HAVE BEEN COMPROMISED BY RUST OR OTHER DAMAGE.
- CORNICE LEGEND:**
- PT-1 WHITE EXTERIOR LATEX PAINT OVER RUST-INHIBITING PRIMER
RS-1 WHITE SILICONE-BASED ROOFING SEALANT OVER RUST-INHIBITING PRIMER



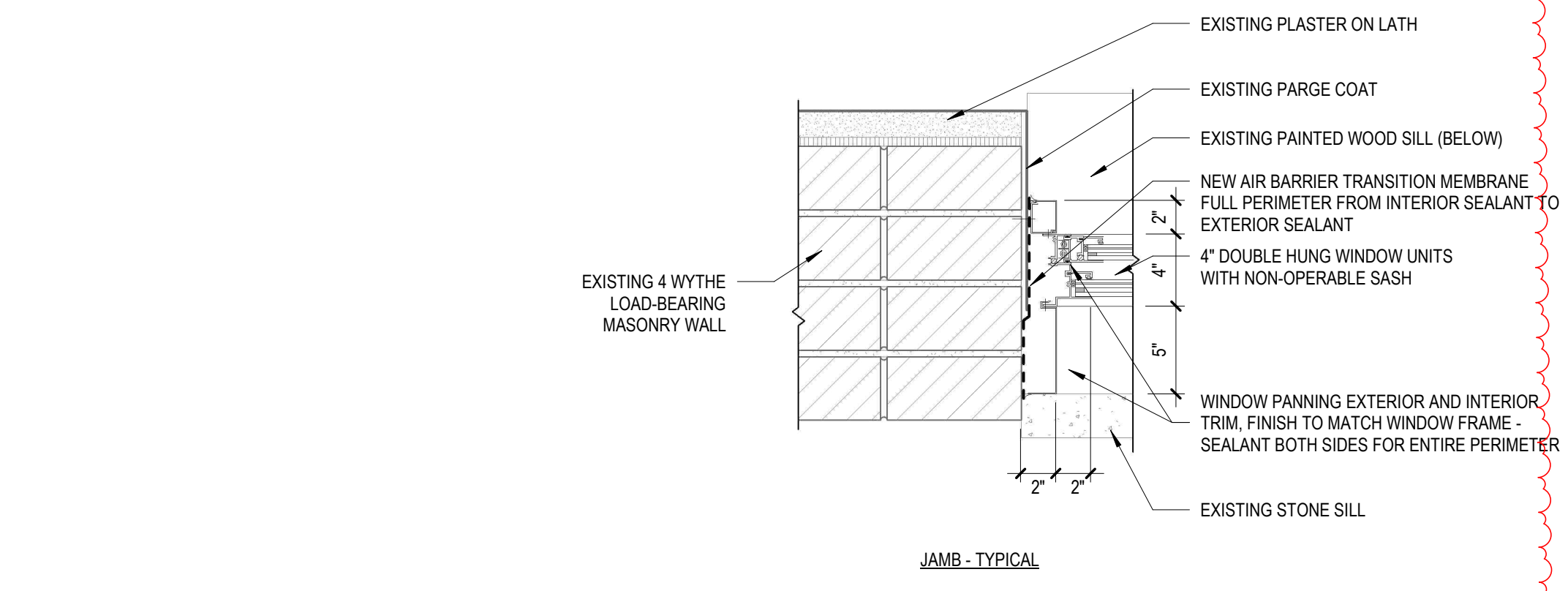
2 CORNICE DETAILS
3/4" = 1'-0"



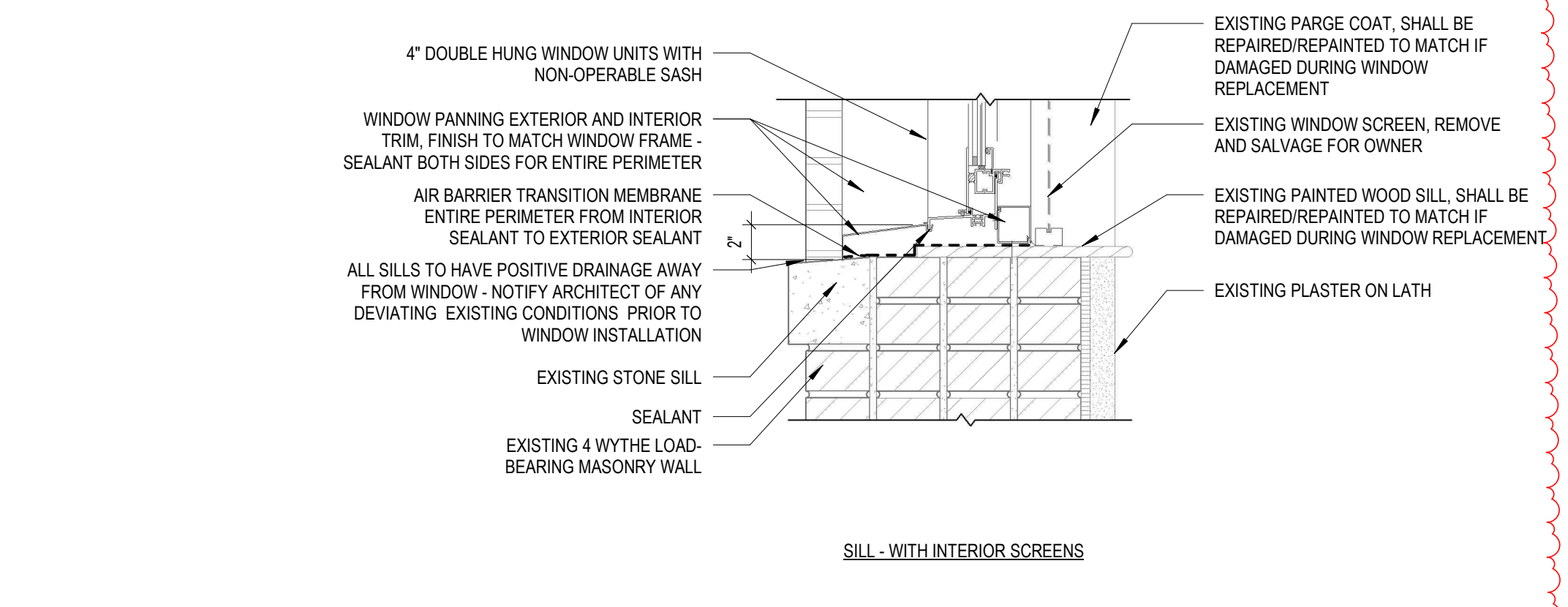
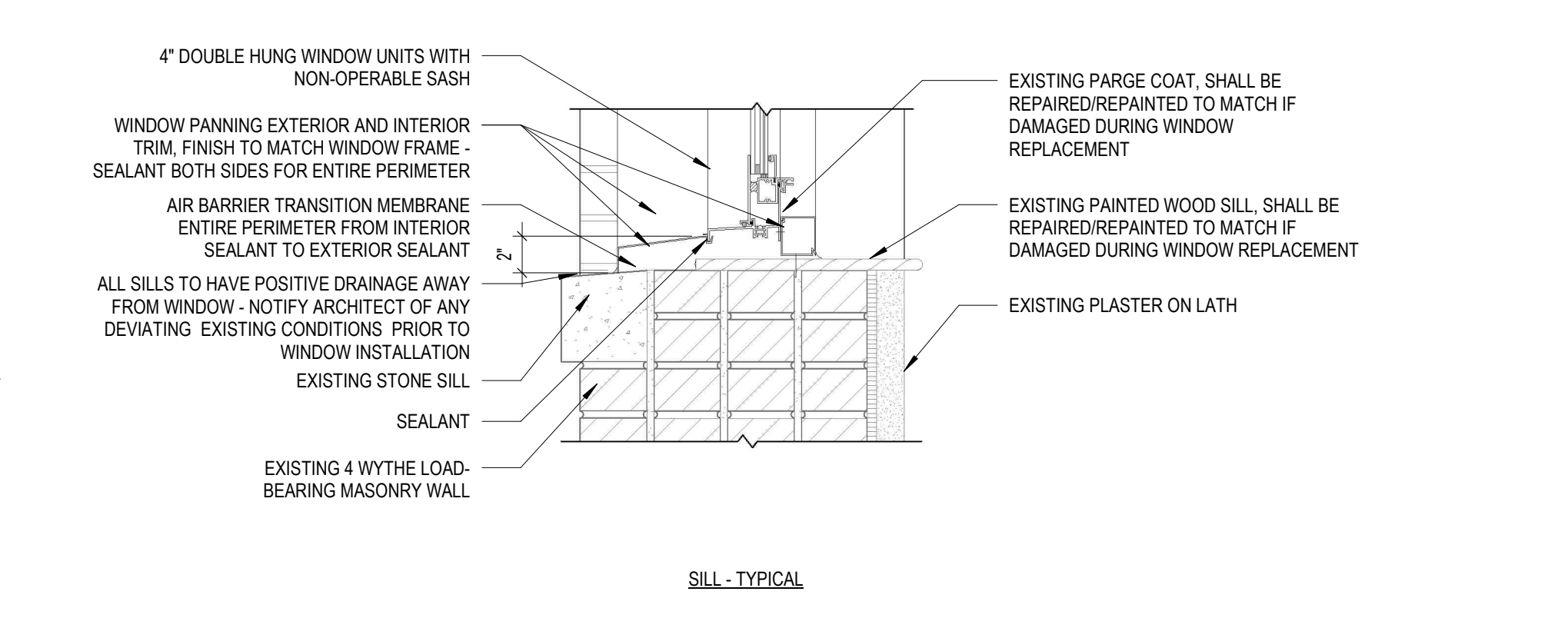
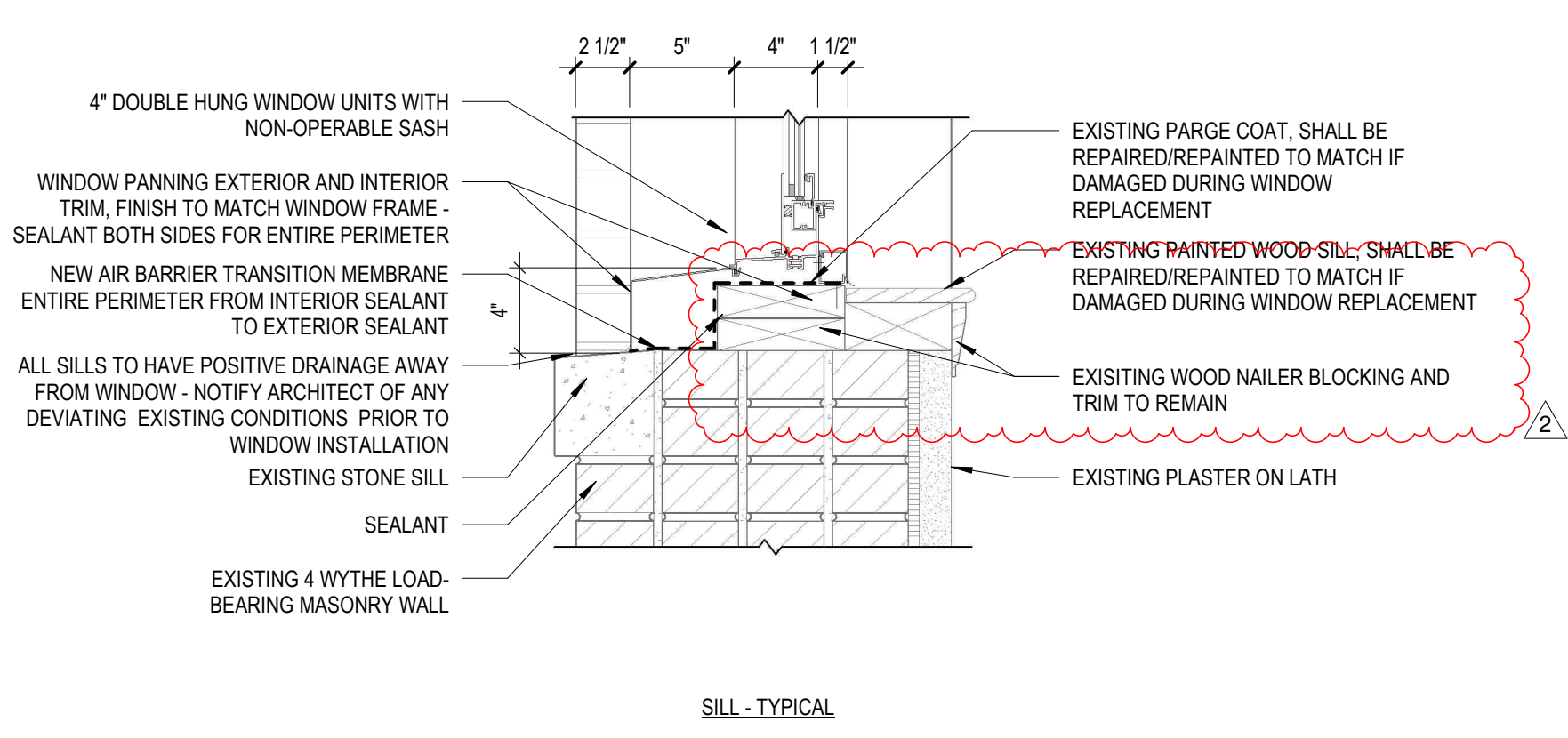
4 BUILDING A WINDOW DETAILS - HEAD, JAMB, AND SILL
1 1/2" = 1'-0"



1 BUILDING B WINDOW DETAILS - HEAD, JAMB, AND SILL
1 1/2" = 1'-0"



1 BUILDING B WINDOW DETAILS - HEAD, JAMB, AND SILL
1 1/2" = 1'-0"



This drawing and the design shown is the property of Smith Sinnett Architecture, P.A. The reproduction or use of this drawing without the written consent of the architect is prohibited. All work shown is subject to the prevailing conditions of the contract. All copies of this drawing must be returned to the Architect at the completion of the contract.
Smith Sinnett Architecture, P.A. 2024
THIS DRAWING IS FORMATTED TO BE PRINTED ON A 24" X 36" SHEET

ORANGE COUNTY, NC - FACILITY RENOVATIONS
WHITTED BUILDING IMPROVEMENTS
300 W. TRYON STREET, HILLSBOROUGH, NC 27278
ITB 367-0C5456

ID	DATE	DESCRIPTION
2	10-17-2024	ADDENDUM 3
1	10-7-2024	ADDENDUM 1

DRAWN BY: AH
CHECKED BY: DW
WINDOW & CORNICE DETAILS

SECTION 00 42 00 - PROPOSAL FORM

PROJECT: Orange County Architectural Renovations

OWNER: Orange County
306 Revere Rd.
Hillsborough, North Carolina 27278

ARCHITECT: Smith Sinnett Architecture
4600 Lake Boone Trail, Suite 205
Raleigh, North Carolina 27607

The undersigned, as bidder, hereby declares that the only person or persons interested in this proposal as principal or principals is or are named herein and that no other person than herein mentioned has any interest in this proposal or in the contract to be entered into; that this proposal is made without connection with any other person, company or parties making a bid or proposal; and that it is in all respects fair and in good faith without collusion or fraud. The bidder further declares that he has examined the site of the work and the contract documents relative thereto and has read all special provisions furnished prior to the opening of bids; that he has satisfied himself relative to the work to be performed.

The Bidder proposes and agrees if this proposal is accepted to contract with Orange County in the form of contract specified below, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary to complete the construction of

Orange County Architectural Renovations

in full in complete accordance with the plans, specifications and contract documents, to the full and entire satisfaction of the Orange County, and Smith Sinnett Architecture with a definite understanding that no money will be allowed for extra work except as set forth in the General Conditions and the contract documents.

The low Bidder will be determined by the total cost of the Contract with the lump sum prices of the alternates accepted being added to or deducted from the Base Bid to give the total cost of the Contract. Bidders are required to give a price for Base Bid, all Alternates, and all Unit Prices as applicable to their Contract. All Bidders are required to be licensed and in good standing with their respective North Carolina Licensing Board.

SINGLE PRIME CONTRACT:

Cedar Grove Community Center – Flooring Replacement

BASE BID:

Amount: _____ Dollars (\$ _____)

ALTERNATE 1 – Owner Preferred Manufacturer: Tarkett Sports Indoor:

Amount: _____ Dollars (\$ _____)

Whitted Building Improvements

BASE BID:

Amount: _____ Dollars (\$ _____)

ALTERNATE 1:

Amount: _____ Dollars (\$ _____)

ALTERNATE 2:

Amount: _____ Dollars (\$ _____)

ALTERNATE 3:

Amount: _____ Dollars (\$ _____)

ALTERNATE 4:

Amount: _____ Dollars (\$ _____)

ALTERNATE 5:

Amount: _____ Dollars (\$ _____)

ALTERNATE 6:

Amount: _____ Dollars (\$ _____)

ALTERNATE 7:

Amount: _____ Dollars (\$ _____)

ALTERNATE 8:

Amount: _____ Dollars (\$ _____)

ALTERNATE 9:

Amount: _____ Dollars (\$ _____)

ALTERNATE 10:

Amount: _____ Dollars (\$ _____)

ALTERNATE 11:

Amount: _____ Dollars (\$ _____)

ALTERNATE 12: Owner Preferred Manufacturer – Otis Elevator Co.

Amount: _____ Dollars (\$ _____)

ALTERNATE 13: Owner Preferred Manufacturer – First Fire Protection Inc.

Amount: _____ Dollars (\$ _____)

Gateway Center Elevator Modernization

BASE BID:

Amount: _____ Dollars (\$ _____)

ALTERNATE 1: Owner Preferred Manufacturer – Otis Elevator Co.

Amount: _____ Dollars (\$ _____)

ALTERNATE 2: Owner Preferred Manufacturer – Siemens Industry Inc.

Amount: _____ Dollars (\$ _____)

Orange County Courthouse Elevator Modernization

BASE BID:

Amount: _____ Dollars (\$ _____)

ALTERNATE 1: Owner Preferred Manufacturer – Otis Elevator Co.

Amount: _____ Dollars (\$ _____)

ALTERNATE 2: Owner Preferred Manufacturer – Pinnacle Fire Systems Inc.

Amount: _____ Dollars (\$ _____)

Piedmont Food Processing Center

BASE BID:

Amount: _____ Dollars (\$ _____)

Orange County Animal Services

BASE BID:

Amount: _____ Dollars (\$ _____)

ALTERNATE 1:

Amount: _____ Dollars (\$ _____)

ALTERNATE 2:

Amount: _____ Dollars (\$ _____)

ALTERNATE 3:

Amount: _____ Dollars (\$ _____)

ALTERNATE 4:

Amount: _____ Dollars (\$ _____)

ALTERNATE 5:

Amount: _____ Dollars (\$ _____)

ALTERNATE 6: Owner Preferred Manufacturer – Dur-a-flex, Inc.

Amount: _____ Dollars (\$ _____)

MAJOR SUBCONTRACTORS if any (Name, City & State)

General Subcontractor:

_____ Lic _____

Roofing Subcontractor:

_____ Lic _____

Mechanical Subcontractor:

_____ Lic _____

Electrical Subcontractor:

_____ Lic _____

GS143-128(d) requires all single prime bidders to identify their subcontractors for the above subdivisions of work. A contractor whose bid is accepted shall not substitute any person as subcontractor in the place of the subcontractor listed in the original bid, except (i) if the listed subcontractor's bid is later determined by the contractor to be non-responsible or non-responsive or the listed subcontractor refuses to enter into a contract for the complete performance of the bid work, or (ii) with the approval of the awarding authority for good cause shown by the contractor.

ALLOWANCES - (Refer to Division 01 Section 01 21 00 – Allowances for amounts to be included in bid shall be based on the Unit Prices provided as part of Section 01 22 00) Acknowledge Allowances have been included with in the Base Bid.

UP/A-1 _____ UP/A-2 _____ UP/A-2A _____ UP/A-2B _____
UP/A-2C _____ A-3 _____ A-4 _____ A-4A _____
A-5 _____ A-5A _____ A-6 _____ A-6A _____
A-7 _____ A-8 _____

UNIT PRICES - (Refer to Division 01 Section 01 22 00 - Unit Prices for Quantities)

Unit prices quoted and accepted shall apply throughout the life of the contract, except as otherwise specifically noted. Unit prices shall be applied, as appropriate, to compute the total value of changes in the base bid quantity of the work and in the given Allowances all in accordance with the contract documents.

Unit Price No. UP/A-1; Moisture Remediation Primer. – 750 sf Unit Price (\$) _____
Unit Price No. UP/A-2; Flashing repair/repointing above cornice - 100lf Unit Price (\$) _____
Unit Price No. UP/A-2A; Repair wall terminations at windows - 100lf Unit Price (\$) _____
Unit Price No. UP/A-2B; Repair ceiling edge at windows - 300lf Unit Price (\$) _____
Unit Price No. UP/A-2C; Repair window nailer blocking- 300lf Unit Price (\$) _____

The bidder further proposes and agrees hereby to commence work under this contract on a date to be specified in a written order of the designer and shall fully complete all work thereunder within the time specified in the Supplementary General Conditions Article 9. Applicable liquidated damages amount is also stated in the Supplementary General Conditions Article 9.

ADDENDUM

(Addendum received and used in computing bid)

Addendum No. 1 _____ Addendum No. 3 _____
Addendum No. 2 _____

Proposal Signature Page

The undersigned further agrees that in the case of failure on his part to execute the said contract and the bonds within ten (10) consecutive calendar days after being given written notice of the award of contract, the certified check, cash or bid bond accompanying this bid shall be paid into the funds of the owner's account set aside for the project, as liquidated damages for such failure; otherwise the certified check, cash or bid bond accompanying this proposal shall be returned to the undersigned. No proposal may be withdrawn after the scheduled closing time for the receipt of Bids for a period of ninety (90) days.

Respectfully submitted this day of _____

(Name of firm or corporation making bid)

WITNESS:

(Proprietorship or Partnership)

By: _____
Signature

Name: _____
Print or type

Title: _____
(Owner/Partner/Pres./V.Pres)

Address: _____

ATTEST: _____

By: _____

License No. _____

Title: _____
(Corp. Sec. or Asst. Sec. only)

Federal I.D. No. _____

(CORPORATE SEAL)

MINORITY BUSINESS PARTICIPATION REQUIREMENTS

Provide with the bid - Under GS 143-128.2(c) the undersigned bidder shall identify **on its bid** (Identification of Minority Business Participation Form) the minority businesses that it will use on the project with the total dollar value of the bids that will be performed by the minority businesses. **Also** list the good faith efforts (Affidavit A) made to solicit minority participation in the bid effort.

NOTE: A contractor that performs all of the work with its own workforce may submit an Affidavit (**B**) to that effect in lieu of Affidavit (**A**) required above. The MB Participation Form must still be submitted even if there is zero participation.

After the bid opening - The Owner will consider all bids and alternates and determine the lowest responsible, responsive bidder. Upon notification of being the apparent low bidder, the bidder shall then file within 72 hours of the notification of being the apparent lowest bidder, the following:

An Affidavit (**C**) that includes a description of the portion of work to be executed by minority businesses, expressed as a percentage of the total contract price, which is equal to or more than the 10% goal established. This affidavit shall give rise to the presumption that the bidder has made the required good faith effort and Affidavit **D** is not necessary;

*** OR ***

If less than the 10% goal, Affidavit (**D**) of its good faith effort to meet the goal shall be provided. The document must include evidence of all good faith efforts that were implemented, including any advertisements, solicitations and other specific actions demonstrating recruitment and selection of minority businesses for participation in the contract.

Note: Bidders must always submit **with their bid** the Identification of Minority Business Participation Form listing all MB contractors, vendors and suppliers that will be used. If there is no MB participation, then enter none or zero on the form. Affidavit A **or** Affidavit B, as applicable, also must be submitted with the bid. Failure to file a required affidavit or documentation with the bid or after being notified apparent low bidder is grounds for rejection of the bid.

END OF SECTION 00 42 00

SECTION 01 21 00 - ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements governing allowances.
 - 1. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when additional information is available for evaluation. If necessary, additional requirements will be issued by Change Order.
 - 2. The Contractor shall include in the Contract Sum all allowances states in the Contract Documents. The Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit and other expenses contemplated for the original allowance shall be included in the Contract Sum and not in the allowance. Coordinate allowance work with related work to ensure that each selection is completely integrated and interfaced with related work. Include all allowance amounts as a separate line item amount on each application for payment.
- B. Types of allowances include the following:
 - 1. Unit-cost allowances.
 - 2. Quantity allowances.
 - 3. Lump Sum Allowances
- C. Related Sections include the following:
 - 1. Division 01 Section "Contract Modification Procedures" for procedures for submitting and handling Change Orders for allowances.
 - 2. Division 01 Section "Unit Prices" for procedures for using unit prices.
 - 3. Division 01 Section "Quality Requirements" for procedures governing the use of allowances for testing and inspecting.
 - 4. Divisions 02 through 49 Sections for items of Work covered by allowances.

1.3 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise the Architect of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work. **Provide a minimum of three (3) proposals for each allowance** for use in making final selections, unless instructed otherwise by the Architect. Furnish proposals in time so as not to delay the project. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect from the designated supplier.

1.4 SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.
- B. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.5 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

1.6 ALLOWANCES

- A. Refer to Schedule of Allowances for Amounts and Quantities
- B. Quantity & Lump Sum Allowances
 - 1. Allowance shall include cost to Contractor of specific products and materials ordered by Owner under allowance and shall include taxes, freight, and delivery to Project site.
 - 2. Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials ordered by Owner under allowance shall be included as part of the Contract Sum and not part of the allowance.
- C. Unit-Cost Allowances
 - 1. Each change order amount for unit-cost type allowances shall be based solely on the difference between the actual unit purchase amount and the unit allowance, multiplied by the final measure or count of work-in-place, with reasonable allowances, where applicable, for cutting losses, tolerances, mixing wastes, normal product imperfections and similar margins.
 - 2. Include installation costs in the purchase amount only where indicated as a part of the allowance. When requested, prepare explanations and documentation to substantiate the margins as claimed. Prepare and submit substantiation of a change in the scope of work (if any) claimed in the change orders related to unit-cost type allowances. The Owner reserves the right to establish the actual quantity of work- in-place by an independent quantity survey, measure or count.
- D. Contingency Allowances
 - 1. Use the contingency allowance only as directed by Architect for Owner's purposes and only by Change Orders that indicate amounts to be charged to the allowance.
 - 2. Contractor's related costs for products and equipment ordered by Owner under the contingency allowance are included in the allowance and are not part of the Contract Sum. These costs include delivery, installation, taxes, insurance, equipment rental, and similar costs.
 - 3. Allowances for overhead and profit shall be provided within the contract price and not included as part of any change order till the allowance amount has been spent.

1.7 CHANGE ORDER MARK-UP

- A. Except as otherwise indicated, comply with provisions of General Conditions and other requirements stated in this section. For each allowance, Contractor's claims for increased costs (for either purchase order amount or Contractor's handling, labor, installation, overhead, and profit), because of a change in

scope or nature of the allowance work as described in contract documents, must be submitted within 60 days of initial change order authorizing work to proceed on that allowance; otherwise, such claims will be rejected.

- B. As a procedural restriction no mark-up (increase or decrease) shall be included in the change order amount for Contractor's increase or decrease in handling, labor, installation, overhead or profit unless purchase order amount varies from allowance.
- C. Change orders prepared to return unused allowance amounts to the Owner shall be subject to the same requirements for the return of appropriate profit and overhead as other change orders in accordance with the Conditions of the Contract. Where the Contractor has been directed not to include his related costs (profit and overhead) in the Contract Sum for contingency allowances, the return of profit and overhead shall not be excepted.

1.8 UNUSED MATERIALS

- A. Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after installation has been completed and accepted.
 - 1. If requested by Architect, prepare unused material for storage by Owner when it is not economically practical to return the material for credit. If directed by Architect, deliver unused material to Owner's storage space. Otherwise, disposal of unused material is Contractor's responsibility.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

Allowance No. Up/A-1; Moisture Remediation Primer:

Allow an amount per square foot for addition moisture mitigation primer for flooring that is not otherwise specified to receive such in the design documents.

Quantity: 750 SF

Allowance No. Up/A-2; Flashing Repair/Repointing Above Cornice:

Allow an amount per linear foot to repair flashing and or repoint brick above the metal cornice of the Whitted Building.

Quantity: 100 LF

Allowance No. Up/A-2A; Walls Terminating at Windows

Allow an amount per linear foot (measured vertically) to repair wall terminations at windows as they are replaced. Whitted Building.

Quantity: 100 LF

Allowance No. Up/A-2B; Ceilings Terminating at Windows

Allow an amount per linear foot (measured horizontally) to repair suspended ceiling edge at windows as they are replaced. Whitted Building.

Quantity: 300 LF

Allowance No. Up/A-2C; Replace Damaged Window Nailer Blocking:

Provide a Unit Price per linear foot to replace unusable window nailer blocking at head, jamb or sill of the Whitted Building window openings. Whitted Building.

Quantity: 300 LF

Allowance No. A-3; General Contingency – Cedar Grove Community Center:

Contingency allowance shall be provided as follows and the price shall be adjusted based on the actual cost of subcontracts, materials, and labor, excluding overhead and profit. Allowances for overhead and profit shall be provided within the contract price. If there is unused allowance at the conclusion of the project, the allowance plus 15% will be deducted from the contract.

Contingency: \$25,000 Lump Sum

Allowance No. A-4; General Contingency – Whitted Building Window Replacement:

Contingency allowance shall be provided as follows and the price shall be adjusted based on the actual cost of subcontracts, materials, and labor, excluding overhead and profit. Allowances for overhead and profit shall be provided within the contract price. If there is unused allowance at the conclusion of the project, the allowance plus 15% will be deducted from the contract.

Contingency: \$60,000 Lump Sum

Allowance No. A-4A; Cab Interior Finishes – Whitted Building:

Allowance for elevator cab finishes shall be provided as follows and the price shall be adjusted based on the actual cost of subcontracts, materials, and labor, excluding overhead and profit. Allowances for overhead and profit shall be provided within the contract price. If there is unused allowance at the conclusion of the project, the allowance plus 15% will be deducted from the contract.

Contingency: \$25,000 Lump Sum

Allowance No. A-5; General Contingency – Gateway Center Elevator Modernization:

Contingency allowance shall be provided as follows and the price shall be adjusted based on the actual cost of subcontracts, materials, and labor, excluding overhead and profit. Allowances for overhead and profit shall be provided within the contract price. If there is unused allowance at the conclusion of the project, the allowance plus 15% will be deducted from the contract.

Contingency: \$25,000 Lump Sum

Allowance No. A-5A; Cab Interior Finishes – Gateway Center Elevator Modernization:

Allowance for elevator cab finishes shall be provided as follows and the price shall be adjusted based on the actual cost of subcontracts, materials, and labor, excluding overhead and profit. Allowances for overhead and profit shall be provided within the contract price. If there is unused allowance at the conclusion of the project, the allowance plus 15% will be deducted from the contract.

Contingency: \$25,000 Lump Sum

Allowance No. A-6; General Contingency – Orange County Courthouse Elevator Modernization:

Contingency allowance shall be provided as follows and the price shall be adjusted based on the actual cost of subcontracts, materials, and labor, excluding overhead and profit. Allowances for overhead and profit shall be provided within the contract price. If there is unused allowance at the conclusion of the project, the allowance plus 15% will be deducted from the contract.

Contingency: \$25,000 Lump Sum

Allowance No. A-6A; Cab Interior Finishes – Orange County Courthouse Elevator Modernization

Allowance for elevator cab finishes shall be provided as follows and the price shall be adjusted based on the actual cost of subcontracts, materials, and labor, excluding overhead and profit. Allowances for overhead and profit shall be provided within the contract price. If there is unused allowance at the conclusion of the project, the allowance plus 15% will be deducted from the contract.

Contingency: \$25,000 Lump Sum

Allowance No. A-7; General Contingency – Piedmont Food Processing Center:

Contingency allowance shall be provided as follows and the price shall be adjusted based on the actual cost of subcontracts, materials, and labor, excluding overhead and profit. Allowances for overhead and profit shall be provided within the contract price. If there is unused allowance at the conclusion of the project, the allowance plus 15% will be deducted from the contract.

Contingency: \$3,000 Lump Sum

Allowance No. A-8; General Contingency – Orange County Animal Services:

Contingency allowance shall be provided as follows and the price shall be adjusted based on the actual cost of subcontracts, materials, and labor, excluding overhead and profit. Allowances for overhead and profit shall be provided within the contract price. If there is unused allowance at the conclusion of the project, the allowance plus 15% will be deducted from the contract.

Contingency: \$25,000 Lump Sum

END OF SECTION 01 21 00

SECTION 01 22 00 - UNIT PRICES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for unit prices and effects all prime Contracts.
- B. Related Sections include the following:
 - 1. First Division 01 Section below contains requirements that relate directly to unit prices.
 - 2. Division 01 Section "Allowances" for procedures for using unit prices to adjust quantity allowances to be included in the Base Bid.
 - 3. Division 01 Section "Contract Modification Procedures" for procedures for submitting and handling Change Orders.
 - 4. Retain subparagraph below only if unit prices may be employed as a result of special testing and inspecting procedures required by local codes and specified in Division 01.
 - 5. Division 01 Section "Quality Requirements" for general testing and inspecting requirements.
 - 6. In subparagraph below, remove text enclosed in angle brackets and insert text to suit Project. See Evaluations.

1.3 DEFINITIONS

- A. Unit price is an amount proposed by bidders, stated on the Bid Form, as a price per unit of measurement for materials or services added to or deducted from the Contract Sum by appropriate modification, if estimated quantities of Work required by the Contract Documents are increased or decreased.

1.4 PROCEDURES

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, applicable taxes, overhead, and profit.
- B. Measurement and Payment: Refer to individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.
- C. Owner reserves the right to reject Contractor's measurement of work-in-place that involves use of established unit prices and to have this work measured, at Owner's expense, by an independent surveyor acceptable to Contractor.
- D. List of Unit Prices: A list of unit prices is included in Part 3. Specification Sections referenced in the schedule contain requirements for materials described under each unit price.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 LIST OF UNIT PRICES

Unit Price No. UP/A-1; Moisture Remediation Primer:

Provide a Unit Price per square foot for addition moisture mitigation primer for flooring that is not otherwise specified to receive such in the design documents.. Refer to 024119 Selective Demolition

Allowance No. Up/A-2; Flashing Repair/Repointing Above Cornice:

Provide a Unit Price per linear foot to repair flashing and or repoint brick above the metal cornice of the Whitted Building. Refer to Refer to 024119 Selective Demolition.

Allowance No. Up/A-2A; Walls Terminating at Windows:

Provide a Unit Price per linear foot (measured vertically) to remove and reconstruct an 8”(measured horizontally) portion of interior stud partition which terminates in the middle of a window assembly at the Whitted Building. This allowance is not to be used for walls that are identified on the supplemental existing drawings issued by addendum. This allowance shall be used for unforeseen conflicts. Refer to Refer to 024119 Selective Demolition.

Allowance No. Up/A-2B; Ceilings Terminating at Windows:

Provide a Unit Price per linear foot to temporarily remove suspended ceiling grid that is attached to window frames so that new windows can be installed. Refer to Refer to 024119 Selective Demolition.

Allowance No. Up/A-2C; Replace Damaged Window Nailer Blocking:

Provide a Unit Price per linear foot to replace unusable window blocking at head jamb or sill of the Whitted Building window openings. This allowance is not to be used for repair of damage caused by removal of the windows but, rather, weathering or rot. Refer to Refer to 024119 Selective Demolition.

SEE SECTION “ALLOWANCES” FOR QUANTITIES TO BE INCLUDED IN BASE BID.

END OF SECTION 01 22 00

SECTION 01 23 00 - ALTERNATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for alternates.

1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to the Base Bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. The cost or credit for each alternate is the net addition to the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
- B. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- C. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.
- D. Execute accepted alternates under the same conditions as other work of the Contract.
- E. Schedule: A Schedule of Alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

Cedar Grove Community Center – Flooring Replacement

- A. **Alternate 1; Owner Preferred Manufacturer – Tarkett Sports Indoor**
The owner has found the following brand/product(s) to be superior in application and durability. Per GS133-3, the flooring are required to be bid as an alternate to the base specification. State the amount to

be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing the Owner Preferred Manufacturers Listed Below:

1. List of Preferred Manufacturers- **Tarkett Sports Indoor.** - Refer to Section 09 65 66

Whitted Building Improvements

- A. **Alternate 1; Scope – Building A South Elevation, Level 1:** State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing window replacement in the above listed portion of the building.
- B. **Alternate 2; Scope – Building A East Elevation, Level 1 and Level 2:** State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing window replacement in the above listed portion of the building.
- C. **Alternate 3; Scope – Building A West Elevation, Level 1:** State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing window replacement in the above listed portion of the building.
- D. **Alternate 4; Scope – Building A West Elevation, Level 1, Level 2 and Level 3:** State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing window replacement in the above listed portion of the building.
- E. **Alternate 5; Scope – Building A North Elevation, Level 1, Level 2 and Level 3:** State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing window replacement in the above listed portion of the building.
- F. **Alternate 6; Scope – Building B North Elevation, Level 2:** State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing window replacement in the above listed portion of the building.
- G. **Alternate 7; Scope – Building B South Elevation, Level 2 and Level 3:** State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing window replacement in the above listed portion of the building.
- H. **Alternate 8; Scope – Building B East Elevation, Level 1:** State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing window replacement in the above listed portion of the building.
- I. **Alternate 9; Scope – Building B West Elevation, Level 3:** State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing window replacement in the above listed portion of the building.
- J. **Alternate 10; Scope – Building B West Elevation, Level 2:** State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing window replacement in the above listed portion of the building.
- K. **Alternate 11; Scope – Building B West Elevation, Level 1:** State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing window replacement in the above listed portion of the building.
- L. **Alternate 12; Owner Preferred Manufacturer – Otis Elevators**

The owner has found the following brand/product(s) to be superior in application and durability. Per GS133-3, the following are required to be bid as an alternate to the base specification. State the amount to

be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing the Owner Preferred Manufacturers Listed Below:

1. List of Preferred Manufacturers- **Otis Elevator Co.** - Refer to Section 14 24 00

M. **Alternate 13; Owner Preferred Manufacturer – First Fire Protection Inc. 919.233.6997 Anthony Stanley**

The owner has found the following brand/product(s) to be superior in application and durability. Per GS133-3, the following are required to be bid as an alternate to the base specification. State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing the Owner Preferred Manufacturers Listed Below:

1. List of Preferred Manufacturers- **First Fire Protection Inc**

Gateway Center Elevator Modernization

A. **Alternate 1; Owner Preferred Manufacturer – Otis Elevators**

The owner has found the following brand/product(s) to be superior in application and durability. Per GS133-3, the following are required to be bid as an alternate to the base specification. State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing the Owner Preferred Manufacturers Listed Below:

1. List of Preferred Manufacturers- **Otis Elevator Co.** - Refer to Section 14 24 00

B. **Alternate 2; Owner Preferred Manufacturer – Pinnacle Fire Systems Inc. Bart Arthurs bart@pinnaclefire.com 919.367.0240**

The owner has found the following brand/product(s) to be superior in application and durability. Per GS133-3, the following are required to be bid as an alternate to the base specification. State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing the Owner Preferred Manufacturers Listed Below:

1. List of Preferred Manufacturers- **Pinnacle Fire Systems.**

Orange County Courthouse Elevator Modernization

A. **Alternate 1; Owner Preferred Manufacturer – Otis Elevators**

The owner has found the following brand/product(s) to be superior in application and durability. Per GS133-3, the following are required to be bid as an alternate to the base specification. State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing the Owner Preferred Manufacturers Listed Below:

1. List of Preferred Manufacturers- **Otis Elevator Co.** - Refer to Section 14 24 00

B. **Alternate 2; Owner Preferred Manufacturer –Siemens Industry Inc. Nelson Ciuffardi nelson.ciuffardi@siemens.com 984.389.5833**

The owner has found the following brand/product(s) to be superior in application and durability. Per GS133-3, the following are required to be bid as an alternate to the base specification. State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing the Owner Preferred Manufacturers Listed Below:

1. List of Preferred Manufacturers- **Siemens Industry Inc.**

Orange County Animal Services

A. **Alternate 1; Scope – Food Prep 121 Flooring:** State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing flooring replacement in the above listed portion of the building.

B. **Alternate 2; Scope – Stray Cat 138 Flooring:** State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing flooring replacement in the above listed portion of the building.

- C. **Alternate 3; Scope – Kitten 139 Flooring:** State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing flooring replacement in the above listed portion of the building.
- D. **Alternate 4; Scope – Food Prep 140 Flooring:** State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing flooring replacement in the above listed portion of the building.
- E. **Alternate 5; Scope – Court Hold Cat 141 Flooring:** State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing flooring replacement in the above listed portion of the building.
- F. **Alternate 6; Owner Preferred Manufacturer – Dur-a-flex, Inc - Accelera HC Epoxy Flooring and Base.**
The owner has found the following brand/product(s) to be superior in application and durability. Per GS133-3, the flooring are required to be bid as an alternate to the base specification. State the amount to be added to the Base Bid for providing all labor and materials indicated and required to accomplish Work involved in providing the Owner Preferred Manufacturers Listed Below:
List of Preferred Manufacturers- **Dur-a-flex, Inc**

END OF SECTION 01 23 00

SECTION 09 65 00 - RESILIENT FLOORING AND ACCESSORIES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Thermoset-rubber base.
 - 2. Resilient Stair Accessories.
 - 3. Luxury Vinyl Tile/Planks
 - 4. Resilient Molding Accessories

1.2 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Shop Drawings: Provide shop drawing layout. Show the following:
 - 1. Columns, doorways, enclosing walls, or partitions, built-in cabinets.
 - 2. Existing flooring materials to be removed.
 - 3. Existing flooring materials to remain.
 - 4. Type of subfloor.
 - 5. Type of installation.
 - 6. Pattern of installation.
 - 7. Type, color, and location of insets and borders.
 - 8. Type, color, and location of edge, transition, and other accessory strips.
 - 9. Transition details to other flooring materials.
- C. Samples: For each of the following products and for each color label each sample with manufacturer's name, material description, color, pattern, and designation indicated on Drawings and in schedules.
- D. For each type of floor tile indicated.
- E. Product Schedule: For floor tile. Use same designations indicated on Drawings.
- F. Qualification Data: For qualified Installer.
- G. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency.
- H. Maintenance Data: For each type of floor tile to include in maintenance manuals. Include the following:
 - 1. Methods for maintaining floor tile, including cleaning and stain-removal products and procedures and manufacturer's recommended maintenance schedule.

1.3 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials that match and are from same production runs as products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 - 1. Furnish quantity of full-size units equal to 3 percent of amount installed for each type, composition, color, pattern, and size indicated.

PART 2 - PRODUCTS

2.1 THERMOSET-RUBBER BASE

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1. Burke Mercer Flooring Products; a division of Burke Industries Inc.
 - 2. Flexco.
 - 3. Johnsonite; a Tarkett company.
 - 4. Roppe Corporation, USA.
- B. Product Standard: ASTM F1861, Type TS (rubber, vulcanized thermoset), Group I (solid, homogeneous).

1. Style and Location:
 - a. Style A, Straight: Provide in areas with carpet.
 - b. Style B, Cove: Provide in areas with resilient floor coverings.
- C. Thickness: 0.125 inch.
- D. Height: 4 inches.
- E. Lengths: Coils in manufacturer's standard length.
- F. Outside Corners: Job formed.
- G. Inside Corners: Job formed.
- H. Colors: As selected by Architect from manufacturer's full range.

2.2 RESILIENT STAIR ACCESSORIES

- A. Resilient Stair Treads:
 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Burke Mercer Flooring Products; Division of Burke Industries, Inc.
 - b. Flexco, Inc.
 - c. Johnsonite.
 - d. Roppe Corporation, USA.
 - e. VPI, LLC; Floor Products Division.
- B. Resilient Stair Treads Standard: ASTM F 2169.
 1. Material Requirement: Type TP (rubber, thermoplastic).
 2. Surface Design:
 - a. Class 2, Pattern: All available patterns/textures.
 3. Manufacturing Method: Group 2, tread with contrasting color for the visually impaired.
- C. Nosing Style: Round.
- D. Nosing Height: 2 inches.
- E. Thickness: 1/4 inch and tapered as required to back edge to transition to finish floor as schedule.
- F. Size: Lengths and depths to fit each stair tread in one piece or, for treads exceeding maximum lengths manufactured, in equal-length units.
- G. Colors and Patterns: As selected by Architect from full range of industry colors.

2.3 LUXURY VINYL FLOOR TILE

- A. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include the following:
 1. **Basis of Design: Mannington – Spacia Collection - Wood: 20 Mil, 2.5mm Thick, Size: (7.25x48)**
 2. Shaw Contract – Terrain II 20 Mil, 2.5mm Thick, Size: (6x48)
 3. Patcraft – Timber Grove II: 20 Mil, 2.5mm Thick, Size: (5.96x48)
Or approved equal.
- B. Description: A layered construction that is dimensionally stable, superior scratch and abrasion resistance. The layered construction consists of a tough, clear vinyl wear layer protecting a high-fidelity print layer, on a commercial solid core that protects against residual indentation and has a commercial solid vinyl backing.
- C. Luxury Solid Vinyl Tile shall conform to the requirements of ASTM F 1700, 'Standard Specification for Solid Vinyl Tile', Class III, Type B - Embossed Surface
- D. Wearing Surface: Smooth.
- E. Finish: Scratch Resistant Protective Finish.
- F. Static load (ASTM F970): 1500 lbs. minimum.
- G. Resistance to Light (ASTM F1515)
- H. Resistance to Chemicals (ASTM F925)
- I. Meets ADA Slip Resistant for Resilient Commercial Flooring.
- J. Thickness: 2.5 mm minimum.
- K. Wear Layer Thickness: 20 mil minimum.
Edge Profile: Squared Edge
- L. Colors and Patterns: As selected by Architect from full range of industry colors and styles.
- M. Installation: Direct Glue

2.4 RESILIENT MOLDING ACCESSORY

- A. Resilient Molding Accessory:
 - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Burke Mercer Flooring Products; Division of Burke Industries, Inc.
 - b. Flexco, Inc.
 - c. Johnsonite.
 - d. Roppe Corporation, USA.
 - e. VPI, LLC; Floor Products Division.
- B. Description: Edge for glue-down applications, Reducer strip for resilient floor covering, Transition strips.
- C. Material: Rubber.
- D. Rubber transition strips with profile designed to protect tile edges and allow for a smooth transition between floor coverings at lower elevations or abutting surfaces.
- E. Provide profile and dimensions suitable for floor finish, thickness of tile, and floor material transition.:
 - 1. Rubber profile that transitions from Carpet to Luxury Vinyl Tile.
 - 2. Rubber profile that transitions from Luxury Vinyl Tile to Athletic Flooring.
 - 3. Rubber profile that transitions from Sealed Concrete to Luxury Vinyl Flooring.
- F. Colors and Patterns: As selected by Architect from full range of industry colors.

2.5 INSTALLATION MATERIALS

- A. Trowelable Leveling and Patching Compounds: Latex-modified, portland-cement-based or blended hydraulic-cement-based formulation provided or approved by resilient-product manufacturer for applications indicated.
- B. Adhesives: Water-resistant type recommended by resilient-product manufacturer for resilient products and substrate conditions indicated.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Prepare substrates according to manufacturer's written instructions to ensure adhesion of resilient products.
- B. Concrete Substrates: Prepare horizontal surfaces according to ASTM F710.
 - 1. Verify that substrates are dry and free of curing compounds, sealers, and hardeners.
 - 2. Remove substrate coatings and other substances that are incompatible with adhesives and that contain soap, wax, oil, or silicone, using mechanical methods recommended by manufacturer. Do not use solvents.
 - 3. Alkalinity and Adhesion Testing: Perform tests recommended by manufacturer. Proceed with installation only after substrate alkalinity falls within range on pH scale recommended by manufacturer in writing, but not less than 5 or more than 9 pH.
 - 4. Moisture Testing: Perform tests so that each test area does not exceed 1000 sq. ft., and perform no fewer than three tests in each installation area and with test areas evenly spaced in installation areas.
 - a. Anhydrous Calcium Chloride Test: ASTM F1869. Proceed with installation only after substrates have maximum moisture-vapor-emission rate of 3 lb of water/1000 sq. ft. in 24 hours.
 - b. Relative Humidity Test: Using in-situ probes, ASTM F2170. Proceed with installation only after substrates have a maximum 75 percent relative humidity level measurement.
- C. Fill cracks, holes, and depressions in substrates with trowelable leveling and patching compound; remove bumps and ridges to produce a uniform and smooth substrate.
- D. Do not install resilient products until materials are the same temperature as space where they are to be

installed.

- E. Immediately before installation, sweep and vacuum clean substrates to be covered by resilient products.

3.2 RESILIENT BASE INSTALLATION

- A. Comply with manufacturer's written instructions for installing resilient base.
- B. Apply resilient base to walls, columns, pilasters, casework and cabinets in toe spaces, and other permanent fixtures in rooms and areas where base is required.
- C. Install resilient base in lengths as long as practical without gaps at seams and with tops of adjacent pieces aligned.
- D. Tightly adhere resilient base to substrate throughout length of each piece, with base in continuous contact with horizontal and vertical substrates.
- E. Do not stretch resilient base during installation.
- F. Job-Formed Corners:
 - 1. Outside Corners: Use straight pieces of maximum lengths possible and form with returns not less than 3 inches in length.
 - a. Form without producing discoloration (whitening) at bends.
 - 2. Inside Corners: Use straight pieces of maximum lengths possible and form with returns not less than 3 inches in length.
 - a. Miter corners to minimize open joints.

3.3 RESILIENT ACCESSORY INSTALLATION

- A. Comply with manufacturer's written instructions for installing resilient accessories.
- B. Resilient Molding Accessories: Butt to adjacent materials and tightly adhere to substrates throughout length of each piece.
- C. Install reducer strips at edges of resilient floor covering that would otherwise be exposed.

3.4 FLOOR TILE/PLANK INSTALLATION

- A. Comply with manufacturer's written instructions for installing floor tile.
- B. Lay out floor tiles from center marks established with principal walls, discounting minor offsets, so tiles at opposite edges of room are of equal width. Adjust as necessary to avoid using cut widths that equal less than one-half tile at perimeter.
- C. Match floor tiles for color and pattern by selecting tiles from cartons in the same sequence as manufactured and packaged, if so numbered. Discard broken, cracked, chipped, or deformed tiles.
- D. Scribe, cut, and fit floor tiles to butt neatly and tightly to vertical surfaces and permanent fixtures including built-in furniture, cabinets, pipes, outlets, and door frames.
- E. Extend floor tiles into toe spaces, door reveals, closets, and similar openings. Extend floor tiles to center of door openings.
- F. Maintain reference markers, holes, and openings that are in place or marked for future cutting by repeating on floor tiles as marked on substrates. Use chalk or other nonpermanent marking device.

- G. Install floor tiles on covers for telephone and electrical ducts, building expansion-joint covers, and similar items in installation areas. Maintain overall continuity of color and pattern between pieces of tile installed on covers and adjoining tiles. Tightly adhere tile edges to substrates that abut covers and to cover perimeters.
- H. Adhere floor tiles to substrates using a full spread of adhesive applied to substrate to produce a completed installation without open cracks, voids, raising and puckering at joints, telegraphing of adhesive spreader marks, and other surface imperfections.

3.5 CLEANING AND PROTECTION

- A. Comply with manufacturer's written instructions for cleaning and protection of resilient products.
- B. Perform the following operations immediately after completing resilient product installation:
 - 1. Remove adhesive and other blemishes from exposed surfaces.
 - 2. Sweep and vacuum surfaces thoroughly.
 - 3. Damp-mop surfaces to remove marks and soil.
- C. Protect resilient products from marks, indentations, and other damage from construction operations and placement of equipment and fixtures during remainder of construction period.
 - 1. Follow manufacturers recommendations for protective flooring treatment or polish.
 - 2. Coordinate flooring maintenance with Owner's maintenance service.
 - 3. Cover resilient accessories on floors and stairs with undyed, untreated building paper until inspection for Final Acceptance.
- D. Cover resilient products until Substantial Completion.
- E. Clean products specified in this Section not more than 4 days prior to dates scheduled for inspections intended to establish date of Final Acceptance in each area of Project.
- F. Clean products using method recommended by manufacturer.

END OF SECTION